



75 COOT WAY STOKE BARDOLPH

£1,200 Per

Three-bedroom end town house on Persimmon Homes' Bardolph View development, just off Colwick Loop Road and close to Victoria Retail Park.

The property comprises:

- Entrance hall and downstairs WC.
- Lounge with fitted storage cupboard.
- Rear dining kitchen with space for a dining table, French doors to the garden, dishwasher, hob, oven and extractor hood, plus space for further appliances.
- LVT flooring throughout the ground floor.
- Main bathroom with three-piece suite and shower over the bath.



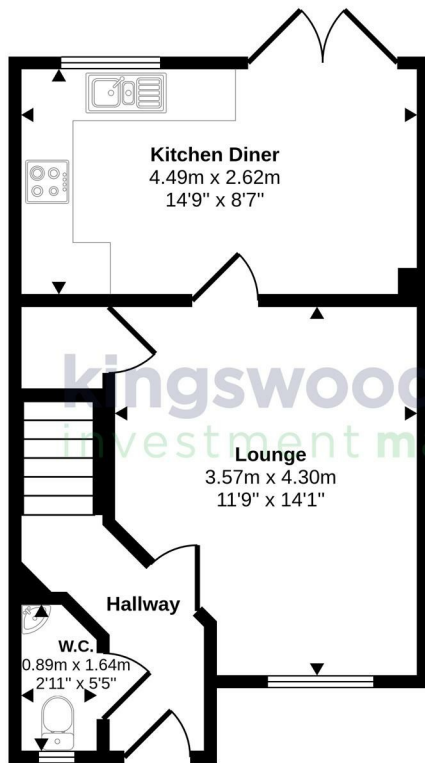
• Driveway for 2 cars • Downstairs WC • Kitchen includes integrated appliances • Spacious rear garden • Family bathroom and additional en-suite shower room • Aldi supermarket and other shops within close walking distance • Short drive away from Victoria Retail Park and Colwick Country Country parks



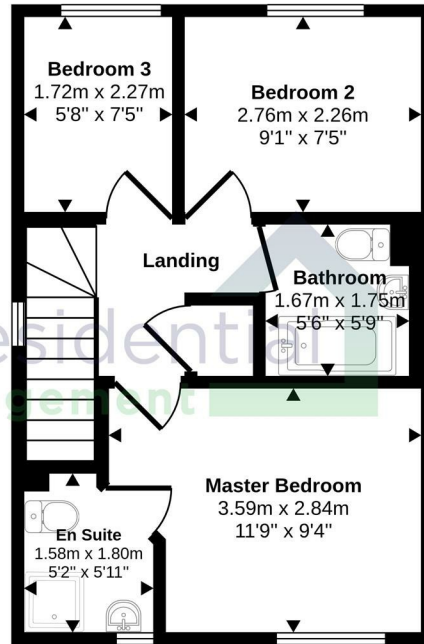
- Nottingham City centre within easy reach by both car and public transport • Council tax band = C • EPC Rating = B



Approx Gross Internal Area
67 sq m / 720 sq ft



Ground Floor
Approx 34 sq m / 367 sq ft



First Floor
Approx 33 sq m / 354 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: B Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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